

## Minutes of the Houston Planning Commission

(An audio/video tape of the full proceedings is on file in the Planning and Development Department)

September 27, 2007  
Meeting to be held in  
Council Chambers, Public Level, City Hall Annex  
2:30 p.m.

### Call to order:

**Vice Chair, Mark A. Kilkenny, called the meeting to order at 2:38 p.m. with a quorum present.**

Carol Abel Lewis, Chair	Absent
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	
David Collins	
Kay Crooker	
Algenita Scott-Davis	Absent
Sonny Garza	
Jim Jard	
D. Fred Martinez	Left at 3:54 p.m.
Robin Reed	Arrived at 2:47 p.m.
Richard A. Rice	Absent
David Robinson	
Jeff Ross	
Lee Schlanger	Absent
Talmadge Sharp, Sr.	
Jon N. Strange	Arrived at 3:40 p.m.
Beth Wolff	
Shaukat Zakaria	
Jackie L. Freeman for:	
The Honorable Ed Emmett	
The Honorable Ed Chance	Absent
D. Jesse Hegemier for:	
The Honorable Grady Prestage	

### EXOFFICIO MEMBERS

M. Marvin Katz	Absent
John Sakolosky for:	
Mike Marcotte	
Dawn Ullrich	Absent
Frank Wilson	

## **CHAIRMAN'S REPORT**

**NONE**

## **DIRECTOR'S REPORT**

The Director's report was given by Marlene L. Gafrick, Director, Planning and Development Department.

**Agenda Item I was taken at this time.**

### **I. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR 2300 BLOCK OF MCCLENDON STREET, SOUTH SIDE, BETWEEN GREENBRIAR STREET AND MORNINGSIDE STREET**

Staff recommendation: Approve the special minimum lot size area application and forward to City Council for approval.

Commission action: Approved the special minimum lot size area application and forwarded to City Council for approval.

Motion: **Crooker** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

Speakers for Item I: David Morris and Katrena Friedman.

**The approval of the September 13, 2007 Planning Commission meeting minutes was taken at this time.**

### **APPROVE THE SEPTEMBER 13, 2007 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the September 13, 2007 Planning Commission Meeting Minutes.

Motion: **Collins** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

### **I. PLATTING ACTIVITY (Consent items A and B, 1-111)**

Items removed for separate consideration: **14, 15, 38, and 69**. Items **8 and 88** were changed from defer to approve and **item 85** was taken separately to allow for speakers.

Staff recommendation: Approve staff's recommendations for items **1-111**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1-111**, subject to the 101 form conditions.

Motion: **Wolff** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

**Commissioner Chiang and Ross abstained and left the room.**

Staff recommendation: Approve staff's recommendation for items **14, 15, 38, and 69** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **14, 15, 38, and 69** subject to the 101 form conditions.

Motion: **Crooker** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**Commissioners Chiang and Ross returned.**

**Item 85 was taken at this time.**

**85 Houston Heights Studio Reserve One C2R Defer**  
**Subdivision**

Staff recommendation: Defer the plat for two weeks for further study and review.

Commission action: Deferred the plat for two weeks for further study and review.

Motion: **Ross** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

Speaker for Item 85: Etna Neighbour.

**Agenda Items IID - Variances were taken at this time.**

**D VARIANCES**

**127 Auburn Lakes Revised GP GP Approve**

Staff recommendation: Grant the requested variance and the general plan subject to the 101 form conditions.

Commission action: Granted the requested variance and the general plan subject to the 101 form conditions.

Motion: **Freeman** Second: **Martinez** Vote: **Carries** Opposed: **Crooker**

**128 Braeswood Park Subdivision C2R Defer**

Staff recommendation: Defer the requested variance and the plat for two weeks for further study and legal review of the separately filed deed restrictions.

Commission action: Deferred the requested variance and the plat for two weeks for further study and legal review of the separately filed deed restrictions.

Motion: **Garza** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

**129 Casa Di Verona Subdivision C3R Defer**

Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to meet with Planning and Development staff.

Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to meet with Planning and Development staff.

Motion: **Chiang** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

Speaker for Item 129: Jay Brown.

**130 Courtyard on Richmond Subdivision C2R Approve**

Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.

Motion: **Zakaria** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**131 Galwan Townhomes Subdivision**

**C2R**

**Approve**

Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.

Motion: **Ross**

Second: **Freeman**

Vote: **Unanimous**

Abstaining: **None**

**132 Holly Reserve Subdivision**

**C2R**

**Disapprove**

Staff recommendation: Deny the requested variance and disapprove the plat because the proposed replat violates the current deed restrictions.

Commission action: Denied the requested variance and disapproved the plat because the proposed replat violates the current deed restrictions.

Motion: **Collins**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

**133 Las Haciendas Subdivision**

**C3R**

**Defer**

Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide revised information and to address the traffic concerns.

Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide revised information and to address the traffic concerns.

Motion: **Sharp**

Second: **Wolff**

Vote: **Unanimous**

Abstaining: **None**

**134 Marine Isle at East Shore Subdivision**

**C3R**

**Withdrawn**

**135 Pipe Yard No. 69 Subdivision**

**C3P**

**Approve**

Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.

Motion: **Freeman** Second: **Crooker**

Vote: **Unanimous**

Abstaining: **None**

Speaker for Item 135: John Vick.

**136 Prosperity Bank Addition Subdivision**

**C2**

**Approve**

Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.

Motion: **Reed**

Second: **Wolff**

Vote: **Unanimous**

Abstaining: **None**

**137 Schlumberger Technology Corporation Sec. 2**

**C2R**

**Withdrawn**

**138 St. Charles Street Lofts Subdivision**

**C2R**

**Defer**

Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide revised information.

Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide revised information.

Motion: **Collins** Second: **Freeman**

Vote: **Unanimous**

Abstaining: **None**

**139 Stoller Warehouse Subdivision**

**C2R**

**Defer**

Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide additional information and to address traffic concerns.

Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide additional information and to address traffic concerns.

Motion: **Collins** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

**140 Texas Childrens Maternity Center Subdivision**

**C2**

**Approve**

Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.

Motion: **Freeman** Second: **Martinez** Vote: **Carries** Opposed: **Crooker**

**141 Washington Gardens Subdivisions**

**C2**

**Approve**

Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.

Motion: **Wolff** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

**Agenda Item IIF, #142 was taken at this time.**

**F RECONSIDERATION OF REQUIREMENTS**

**142 Luu Subdivision**

**C3P**

**Approve**

Staff recommendation: Grant the requested variance and the requested reconsideration of requirement and approve the plat subject to the 101 form conditions.

Commission action: Granted the requested reconsideration of requirement and variance and approved the plat subject to the 101 form conditions.

Motion: **Freeman** Second: **Ross** Vote: **Unanimous** Abstaining: **None**

**Public Hearings were taken at this time.**

**C PUBLIC HEARINGS**

**112 Camp Logan Villas**

**C3N**

**Defer**

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information.

Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information.

Motion: **Collins** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

- 113 Champions Business Park Subdivision C3N Approve**  
 Staff recommendation: Approve the plat subject to the 101 form conditions.  
 Commission action: Approved the plat subject to the 101 form conditions.  
 Motion: **Sharp** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**
- 114 Chelsea Harbour Sec. 1 Partial Replat No. 1 C3N Defer**  
 Staff recommendation: Staff recommendation was changed at the podium from approve to defer to allow the applicant time to coordinate with Chelsea Harbour residents concerning the extension of Auckland Drive.  
 Commission action: Deferred the plat for two weeks to allow the applicant time to coordinate with Chelsea Harbour residents concerning the extension of Auckland Drive.  
 Motion: **Freeman** Second: **Martinez** Vote: **Unanimous** Abstaining: **None**
- 115 Eastlake Medical Office Complex Subdivision C3N Approve**  
 Staff recommendation: Approve the plat subject to the 101 form conditions.  
 Commission action: Approved the plat subject to the 101 form conditions.  
 Motion: **Chiang** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
- 116 Escamilla Subdivision C3N Approve**  
 Staff recommendation: Approve the plat subject to the 101 form conditions.  
 Commission action: Approved the plat subject to the 101 form conditions.  
 Motion: **Wolff** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**
- 117 Gramercy Park Homes Subdivision C3N Approve**  
 Staff recommendation: Approve the plat subject to the 101 form conditions.  
 Commission action: Approved the plat subject to the 101 form conditions.  
 Motion: **Robinson** Second: **Garza** Vote: **Carries** Opposed: **Crooker**
- 118 Lagoon at Windwater Village Partial Replat No. 1 C3N Defer**  
 Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information.  
 Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information.  
 Motion: **Wolff** Second: **Ross** Vote: **Unanimous** Abstaining: **None**
- 119 Long Drive Reserve Subdivision C3N Approve**  
 Staff recommendation: Approve the plat subject to the 101 form conditions.  
 Commission action: Approved the plat subject to the 101 form conditions.  
 Motion: **Freeman** Second: **Chiang** Vote: **Carries** Opposed: **Crooker**
- 120 McDuffie Court Partial Replat No. 1 C3N Approve**  
 Staff recommendation: Approve the plat subject to the 101 form conditions.  
 Commission action: Approved the plat subject to the 101 form conditions.  
 Motion: **Jard** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

- |  |   |                         |                         |
|--|---|-------------------------|-------------------------|
| <b>121</b>   | <b>Milford Court Replat No. 1</b>                 | <b>C3N</b>              | <b>Defer</b>            |
| Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information. |   |                         |                         |
| Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information. |   |                         |                         |
|  | Motion: <b>Collins</b>                            | Second: <b>Robinson</b> | Vote: <b>Unanimous</b>  |
|  |   |                         | Abstaining: <b>None</b> |
| <b>122</b>   | <b>Oakcrest North Sec. 1 Partial Replat No. 1</b> | <b>C3N</b>              | <b>Approve</b>          |
| Staff recommendation: Approve the plat subject to the 101 form conditions.   |   |                         |                         |
| Commission action: Approved the plat subject to the 101 form conditions.   |   |                         |                         |
|  | Motion: <b>Jard</b>                               | Second: <b>Freeman</b>  | Vote: <b>Unanimous</b>  |
|  |   |                         | Abstaining: <b>None</b> |
| <b>123</b>   | <b>On Point Gardens Subdivisions</b>              | <b>C3N</b>              | <b>Approve</b>          |
| Staff recommendation: Approve the plat subject to the 101 form conditions.   |   |                         |                         |
| Commission action: Approved the plat subject to the 101 form conditions.   |   |                         |                         |
|  | Motion: <b>Jard</b>                               | Second: <b>Robinson</b> | Vote: <b>Unanimous</b>  |
|  |   |                         | Abstaining: <b>None</b> |
| <b>124</b>   | <b>Reuther Homes on Fairdale Lane Subdivision</b> | <b>C3N</b>              | <b>Approve</b>          |
| Staff recommendation: Approve the plat subject to the 101 form conditions.   |   |                         |                         |
| Commission action: Approved the plat subject to the 101 form conditions.   |   |                         |                         |
|  | Motion: <b>Wolff</b>                              | Second: <b>Crooker</b>  | Vote: <b>Unanimous</b>  |
|  |   |                         | Abstaining: <b>None</b> |
| <b>125</b>   | <b>Shadyvilla Estates Subdivision</b>             | <b>C3N</b>              | <b>Approve</b>          |
| Staff recommendation: Approve the plat subject to the 101 form conditions.   |   |                         |                         |
| Commission action: Approved the plat subject to the 101 form conditions.   |   |                         |                         |
|  | Motion: <b>Freeman</b>                            | Second: <b>Martinez</b> | Vote: <b>Unanimous</b>  |
|  |   |                         | Abstaining: <b>None</b> |
| <b>126</b>   | <b>Silverbonnet Subdivision</b>                   | <b>C3N</b>              | <b>Withdrawn</b>        |

**E SPECIAL EXCEPTIONS**

**NONE**

**F RECONSIDERATION OF REQUIREMENTS**

Agenda Item IIF, 142 was taken earlier after the variances.

**G ADMINISTRATIVE**

**NONE**

**H DEVELOPMENT PLAT VARIANCES**

**NONE**

**I CERTIFICATES OF COMPLIANCE**

<b>143</b>	<b>Steve Talley</b>	<b>COC</b>	<b>Approve</b>
<b>144</b>	<b>Petronila Meza</b>	<b>COC</b>	<b>Approve</b>

Staff recommendation: Issue the Certificates of Compliance for items **143-144**.

Commission action: Issued the Certificates of Compliance for items **143-144**.

Motion: **Sharp**      Second: **Crooker**      Vote: **Unanimous**      Abstaining: **None**

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

Commissioner Strange abstained on Item 155.

<b>145</b>	<b>Christ the King Presbyterian Church</b>	<b>EOA</b>	<b>Approve</b>
<b>146</b>	<b>Ivanhoe Park Villas Sec. 2</b>	<b>EOA</b>	<b>Approve</b>
<b>147</b>	<b>Juliet Commons at Gray Street Subdivision</b>	<b>EOA</b>	<b>Approve</b>
<b>148</b>	<b>Meadowview Farms Sec. 8</b>	<b>EOA</b>	<b>Approve</b>
<b>149</b>	<b>Mount Houston Road Municipal Utility District Wastewater Treatment Plant Site</b>	<b>EOA</b>	<b>Approve</b>
<b>150</b>	<b>Northline Wal-Mart Subdivision</b>	<b>EOA</b>	<b>Approve</b>
<b>151</b>	<b>Pines at McGallion</b>	<b>EOA</b>	<b>Approve</b>
<b>152</b>	<b>Ricefield Village Partial Replat No. 1</b>	<b>EOA</b>	<b>Approve</b>
<b>153</b>	<b>Riverton Ranch Partial Replat No. 1</b>	<b>EOA</b>	<b>Approve</b>
<b>154</b>	<b>Shepherd's Redoubt Subdivision</b>	<b>EOA</b>	<b>Approve</b>
<b>155</b>	<b>Silver Springs Sec. 4</b>	<b>EOA</b>	<b>Approve</b>
<b>156</b>	<b>Thomas Street Addition Subdivision</b>	<b>EOA</b>	<b>Approve</b>
<b>157</b>	<b>Mt. Zion Church of God in Christ (formerly Mt. Zion Church of God in Trust)</b>	<b>NC</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendations for items **145 - 157**.

Commission action: Approved staff's recommendations for items **145 - 157**.

Motion: **Sharp**      Second: **Chiang**      Vote: **Unanimous**      Abstaining:  
**Strange on agenda item 155.**

**III. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 25, 2007 FOR:**

- a. Altea Hills**
- b. Manor on Lovett Boulevard Replat No. 1**
- c. Sugar Grove Elementary School**
- d. Retreat at Park Street**
- e. Verma Estates**
- f. Villages of Kings Lakes Sec. 3**

Staff recommendation: Establish a public hearing date of October 25, 2007 for items **III a-f**.

Commission action: Established a public hearing date of October 25, 2007 for items **III a-f**.

Motion: **Sharp**      Second: **Reed**      Vote: **Unanimous**      Abstaining: **None**

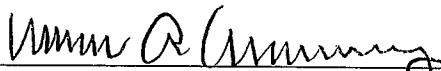


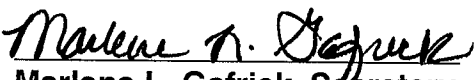
**IV. PUBLIC COMMENTS**

**NONE**

**V. ADJOURNMENT**

There being no further business, Vice Chair, Mark A. Kilkenny adjourned the meeting at 3:57 p.m.

  
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Mark A. Kilkenny, Vice Chair

  
\_\_\_\_\_  
Marlene L. Gafrick, Secretary